



**Willows,** *2 Woodhouse Gardens, New Milton, BH25 6PR*

**SPENCERS**  
COASTAL





*An impressive, high quality three-bedroom semi-detached house extending to 1,076 sqft of accommodation, situated in pleasant south-facing gardens.*

### The Property

To the rear aspect, a delightful living room with wall to wall french doors opening onto the south-facing gardens and patio

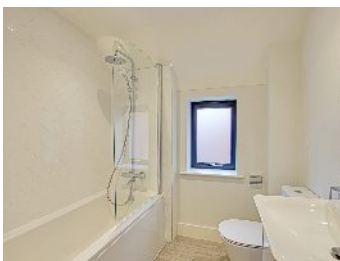
Delightful double aspect kitchen/dining room featuring a floor to ceiling window to the front aspect

The kitchen comprises an extensive range of contemporary handleless grey wall, floor and drawer units with under unit lighting and quality white Quartz worksurfaces over

Neff integral appliances include stainless steel oven, combination microwave, gas hob with matching extractor over, fridge/freezer, dishwasher and washer/dryer

### Property Video

Point your camera at the QR code below to view our professionally







*The property is perfectly located in a wooden enclave within close proximity to local amenities and only a short distance to Barton on Sea cliff top*

### The Property Continued...

From the entrance hallway, a staircase finished with oak handrails rises to the first-floor landing providing access to three double bedrooms and are serviced by;

Modern family bathroom fitted with a four-piece Ideal Standard suite, comprising a panelled bath with a thermostatic shower over, finished with Porsenlosa ceramic floor tiles

Principal bedroom suite further benefiting from a walk-in wardrobe and luxurious three-piece ensuite, comprising a large shower cubicle with a feature tiled wall, hand wash basin with storage underneath, WC and heated towel rail

### Grounds & Gardens

The Willows is situated within a select development of four properties and is approached via a block paved driveway giving access to the attached single garage with up and over door, power and light.

The south-facing rear gardens are a real feature enjoying a wooded back drop and are mainly laid to lawn, with a

**£585,000**







*The property further benefits from a single garage and off-road parking.*

### The Situation

New Milton sits in a prime location with the New Forest to the north and Barton on Sea to the south.

This market town attracts families, drawn by its strong community, range of facilities, mainline station and schooling provision.

There are acclaimed independent schools, including Durlston Court and Ballard School, both rated 'excellent', while state schools include New Milton Infants judged 'outstanding', New Milton Junior rated 'good', and Arnewood Secondary which is 'good' with 'outstanding' 16-19 study programme.

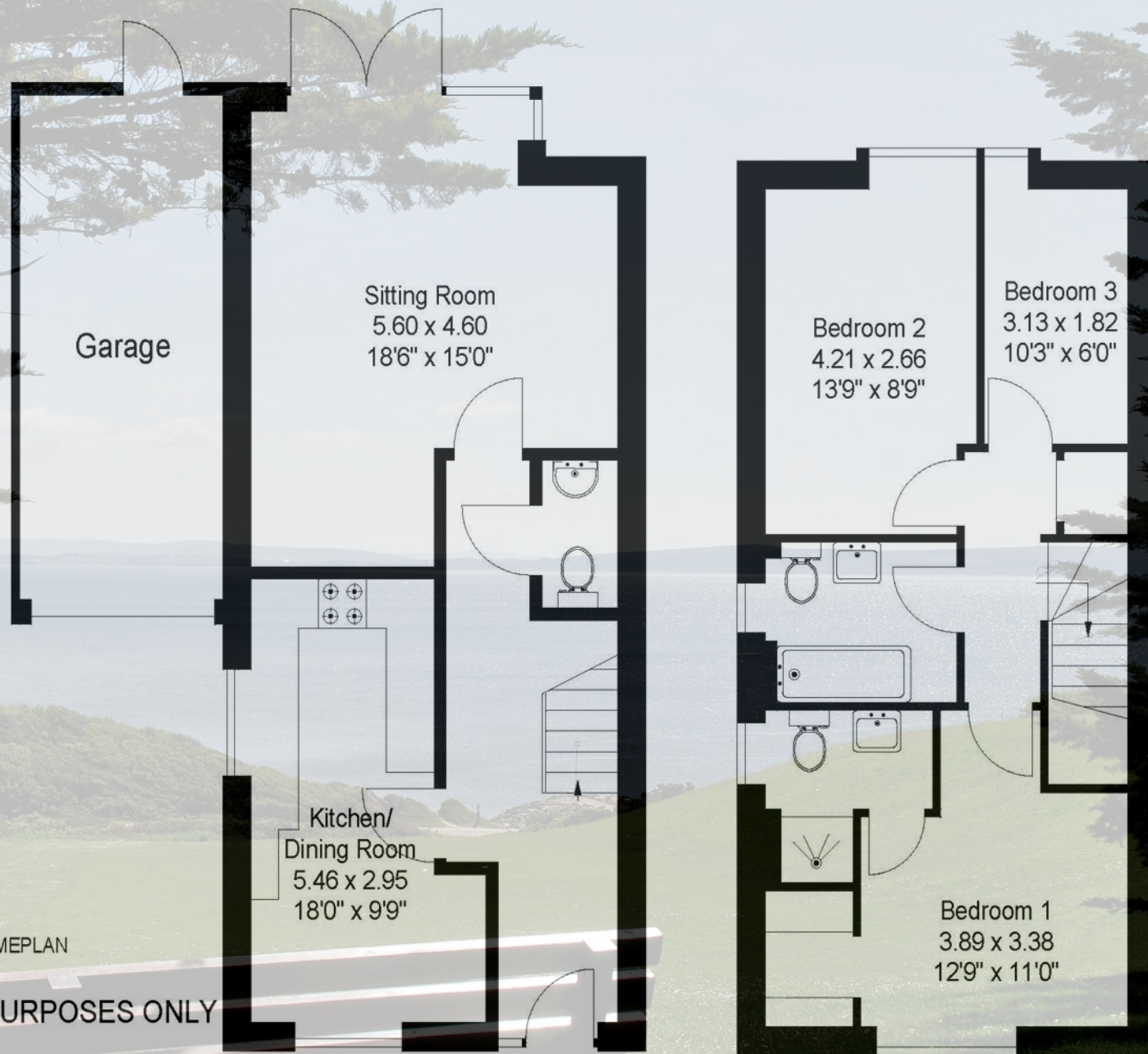
The town centre has a strong selection of shops, among them butcher, bakery, M&S Food and a traditional quality department store. Leisure facilities feature an arts centre with a programme of performances and workshops, health and sports centre with pool, recreation ground and skatepark.

Eating out experiences range from gastropubs to fine dining via The Kitchen, a relaxed restaurant and cookery school at Chewton Glen Country House Hotel overseen by TV Chef James Martin.

New Milton developed after the arrival of the railway in the late 19th century (train services into London take around two hours), therefore property choice comprises some character property, modern family homes on tree-lined avenues, and country houses bordering the New Forest.



FLOOR PLAN



Ground Floor

First Floor

Approximate  
Gross Internal Floor Area  
Total: 96sq.m. or 1033sq.ft.  
(Excludes Garage)

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### Services

Energy Performance Rating: B Current: 85 Potential: 86

All mains services connected

Valiant gas-fired boiler

Photovoltaic (PV) system

10 year NHBC Buildmark warranty

### Points Of Interest

Barton on Sea cliff top	0.8 Miles
The Cliff House restaurant	1.5 Miles
Pebble Beach restaurant	1.0 Miles
Chewton Glen Hotel & Spa	1.4 Miles
Durlston Court School	0.5 Miles
Ballard School	1.4 Miles
The Arnewood School	1.0 Miles
Tesco Superstore	0.6 Miles
New Milton centre and train station	0.8 Miles
New Forest	4.9 Miles
Bournemouth Airport	7.7 Miles
Bournemouth Centre	9.0 Miles
London (1 hour 45 mins by train)	110 Miles

### Important Notice

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us





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